



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, January 23, 2008

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

WILLIAM LA VOIE, *Chair* – Present
 DONALD SHARPE, *Vice-Chair* – Present until 2:50 p.m.
 ROBERT ADAMS – Present
 LOUISE BOUCHER – Present until 5:10 p.m.
 KEN CURTIS – Present
 STEVE HAUSZ – Present at 1:37 p.m.
 FERMINA MURRAY – Present
 SUSETTE NAYLOR – Present
 ALEX PUJO – Present
 DR. MICHAEL GLASSOW – Absent
 ROGER HORTON – Absent
 STELLA LARSON – Absent

ADVISORY MEMBER:

CITY COUNCIL LIAISON:

PLANNING COMMISSION LIAISON:

STAFF:

JAIME LIMÓN, Design Review Supervisor – Present from 3:45 p.m. to 4:30 p.m.
 JAKE JACOBUS, Urban Historian – Present
 IRMA UNZUETA, Project Planner – Present from 2:20 p.m. to 5:10 p.m.
 SUSAN GANTZ, Planning Technician II – Present
 GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required <u>at the time of submittal & each time plans are revised</u> . <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. <u>Plans</u> to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Materials</u> submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- ** All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- ** The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- ** The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- ** Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- ** The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- ** **Items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision. The scope of this project may be modified under further review.**
- ** **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- ** **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/hlc. If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

- A. That on January 18, 2008, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/hlc.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live and rebroadcast in its entirety on Friday at 1:00 P.M. and again the following Friday at 1:00 P.M. on Channel 18.

GENERAL BUSINESS (1:35):

A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

Tony Fischer, Attorney for St. Francis Friends and Neighbors, requested changes to the January 9th meeting minutes to reflect that he submitted to the HLC a copy of the City Council Resolution (page 31) for the Workforce Housing Project the requirement that there be a review by the HLC. Mr. Fischer requested that a copy of the page be included in the January 9th meeting minutes. He commented that a ten-day public notice should have been given since the review by the HLC is not only required by the Resolution, but mandatory under the environmental documents for this project. He urged the Commission not to take the approach of seeing this project as a "courtesy review."

Staff clarified that public mailed notice is not given for courtesy reviews. Also, the Resolution itself calls the review by the HLC of 'the architectural style and its compatibility with the neighborhood and the design of the commemorative display area' a *Courtesy Review* with *comments* to be provided to the Architectural Board of Review. There is no language in the Resolution indicating that the HLC is required to approve any part of the project. Therefore, public mailed notice does not need to be given. Yet, all interested parties on record were sent a copy of today's agenda, which indicates a courtesy review will be given of Cottage Hospital's Workforce Project at 601 E. Micheltorena Street.

Chair La Voie requested that the record indicate that Mr. Fischer provided the Chair a letter dated January 23, 2008, along with pages 31 through 33 of City Council's Resolution No. 06-130; specifically: (section XVII.) **Conditions of Approval**, (condition C.) **Design Review for the Condominium Project**. In his letter, Mr. Fischer wrote about the concerns he had verbally addressed during Public Comment.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of January 9, 2008.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of January 9, 2008, with corrections.

Action: Sharpe/Adams, 9/0/0. Motion carried.

The following item was referred to Full Board from the Consent Calendar, Item C.

REVIEW AFTER FINAL

320 E VICTORIA ST

R-3 Zone

(1:47) Assessor's Parcel Number: 029-131-005
Application Number: MST2004-00511
Owner: Victoria Garden Mews
Architect: Dennis Thompson

(This is a second revision of the project description. Proposal to retain the front two-story portion of an existing single-family residence, add a new porch at the street facade, remove the one-story portion at the rear of the house, and add a new two-story addition. Also proposed is to demolish an existing storage shed and garages at the rear of the property and construct three new residential units with four attached two-car garages accessed from the public alley. The new units are proposed to vary between 1,000 and 1,800 square feet each and total approximately 6,931 net square feet, including the new garages. Solar panels are proposed to be installed on both residential buildings.)

(Review After Final of railing, door, and window changes.)

Present: Dennis Thompson, Architect
Dennis Allen, Owner
Devon Hartman, Owner

Motion: Final approval of changes as proposed.

Action: Pujo. Motion failed for lack of a second.

Motion: Continued two weeks to the Consent Calendar for review of revised drawings with the following comments: 1) The full arch window in the northwest elevation can be at the proposed eight foot head height and all the other openings around the building should go down to the seven foot height. 2) If iron railings are proposed, they should be a full three foot height so that they look more credible. 3) The third floor bifold opening is supportable as proposed.

Action: Sharpe/Boucher, 5/2/1. (Hausz/Pujo opposed because they disagree with the first floor window restriction. Would like to give applicant more flexibility in dealing with a design solution for the windows. Curtis abstained. Naylor stepped down.) Motion carried.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe; with the exception of Item C, which was reviewed by the Full Board.

Action: Hausz/Murray, 9/0/0. Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1. Ms. Gantz made the following announcements:

- a) The urban park project at 21 E. Anapamu Street, which was continued to today's meeting from January 9th, was indefinitely postponed at the applicant's request in order to have the plan reviewed by the Disabled Access Committee, which does not meet next until sometime in February.
- b) Commissioner Naylor would be stepping down from Items 2, 3, and 4 at 203 Chapala Street and 601 E. Micheltorena Street, and Commissioner Sharpe would be stepping down from Item 4 at 601 E. Micheltorena Street.
- c) The Planning Commission hearing for the project at 1330 Chapala Street, which was originally scheduled for tomorrow, has been postponed to the Planning Commission meeting date of March 6, 2008. Chair LaVoie and Commissioner Adams had agreed to attend this hearing to represent the HLC.

2. Commissioner Boucher announced she would be stepping down from Item 1, 84 Cima Linda Lane.

3. Commissioner Hausz shared information with regard to the Victorian Society in America summer school.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

Commissioner Hausz reported:

1. All the California Pepper and other trees have been removed by Caltrans at the northbound Carrillo Street off-ramp. Chair La Voie responded that a landscape plan was proposed. Staff is to research as to whether the cutting-down of these trees was approved.
2. The installation of a new bus bench on Carrillo Street was not reviewed/approved by the HLC full board or during the Consent Calendar. Chair La Voie requested Staff contact MTD.

ARCHAEOLOGY REPORT

1. 840 CIMA LINDA LN A-2 Zone

(2:07) Assessor's Parcel Number: 015-162-019
 Application Number: MST2007-00500
 Owner: Chuck & Lisa Mounts
 Architect: Kent Mixon

(Proposed 96 square foot addition to an existing 6,063 square foot, two-story residence with an attached three-car garage. The improvements include a new detached 721 square foot, covered terrace and a new swimming pool and spa.)

(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)

Present: Kent Mixon, Architect

Staff comments: Susan Gantz, Planning Technician II, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, as the proposed project would not have the potential to result in significant impacts in either prehistoric or historic archaeological resources, no mitigation measures are required.

Motion: To accept the report as presented.

Action: Hausz/Adams, 8/0/0. (Boucher stepped down.) Motion carried.

HISTORIC STRUCTURES REPORT

2. 203 CHAPALA ST R-4/SD-3 Zone

(2:09) Assessor's Parcel Number: 033-041-001
 Application Number: MST2007-00634
 Owner: Sanders Family 2006 Revocable Trust
 Owner: Richard Sanders
 Architect: Cearnal Andrulaitis, LLP

(This structure is on the City's List of Potential Historic Resources. Proposal to demolish 9,909 square feet of an existing 11,211 square foot commercial building and construct a new three story, 11,884 square foot addition for a total project area of 13,186 square feet. The existing commercial use would be changed to eight residential condominium units consisting of four 3-bedroom units, two 2-bedroom units, and two 1-bedroom units. The maximum building height would be 37'-0". Parking on this 20,553 square foot parcel would be provided in eight private garages, two carports, and two uncovered parking spaces, with two guest parking spaces also being provided. Planning Commission approval will be required for a tentative subdivision map, a Coastal Development Permit, and approval of a condominium development.)

(Review of addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates, focused on revised conceptual plans for the site and building design.)

Present: Alexandra Cole, Historical Consultant
 Brian Cearnal, Architect
 Richard Sanders, Property Owner

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that this is an addendum to an original report and pointed out a typographical error on page 3, top paragraph, to be corrected so as to read “Chapala Street” instead of Yanonali Street. The proposal has a third-story element, found in the report to be satisfactory because of the setbacks and massing. He stated the neighborhood has mainly one-story and two-story buildings surrounding this property. Mr. Jacobus clarified that, if the Commission agrees with a third-story element, regardless of the proposed design, the report should be accepted. The Commission will then have the opportunity to review the actual design during its concept review.

Motion: To accept the report as presented.

Action: Pujo/Sharpe, 8/0/0. (Naylor stepped down.) Motion carried.

CONCEPT REVIEW - NEW

3. 203 CHAPALA ST

R-4/SD-3 Zone

(2:12)

Assessor's Parcel Number: 033-041-001
 Application Number: MST2007-00634
 Owner: Sanders Family 2006 Revocable Trust
 Owner: Richard Sanders
 Architect: Cearnal Andrulaitis, LLP

(This structure is on the City's List of Potential Historic Resources. Proposal to demolish 9,909 square feet of an existing 11,211 square foot commercial building and construct a new three story, 11,884 square foot addition for a total project area of 13,186 square feet. The existing commercial use would be changed to eight residential condominium units consisting of four 3-bedroom units, two 2-bedroom units, and two 1-bedroom units. The maximum building height would be 37'-0". Parking on this 20,553 square foot parcel would be provided in eight private garages, two carports, and two uncovered parking spaces, with two guest parking spaces also being provided. Planning Commission approval will be required for a tentative subdivision map, a Coastal Development Permit, and approval of a condominium development.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present: Alexandra Cole, Historical Consultant
 Brian Cearnal, Architect
 Diana Kelly, Project Manager
 Richard Sanders, Property Owner

Public comment opened at 2:38 p.m.

Kellam De Forest, local resident, commended the restoration of the “7-Up” tower and asked if the signage is to be replicated. The third-story element addition substantially changes the significance of the tower, which historically stood alone as a defining feature. He commented that hedges would enhance the patio walls.

Public comment closed at 2:40 p.m.

A letter was received from Patricia and Robert Maxim with comments and concerns.

Motion: **Continued two weeks with the following comments:** 1) The Commission is pleased with the restoration and retention of the existing historic building on the site and with the reconstruction of the recently removed tower. 2) The Commission is glad to see that a substantial amount of the existing landscaping will be retained, which is significant in both size and history. 3) The palm trees should remain in place and not be moved as proposed. 4) The majority cannot support the third floor as currently designed, particularly the portion adjacent to the proposed tower restoration. 5) A more front yard approach is requested where garden walls are currently proposed on Yanonali Street. 6) In general, provide a more residential approach to the architecture. 7) As the project returns, provide site sections and more complete photographs of the neighborhood, particularly those elements that are exemplary. 8) As it affects the project, provide clarification of the creek setback. 9) The Commission appreciates the effort to place all of the parking and driveways to the rear, towards the railroad tracks. 10) Provide clarification of the floodplain boundary and its affect on the project.

Action: Boucher/Sharpe, 8/0/0. (Naylor stepped down.) Motion carried.

CONCEPT REVIEW - CONTINUED

4. 601 E MICHELTORENA ST

C-O Zone

(2:49)

Assessor's Parcel Number: 027-270-030
 Application Number: MST2003-00827
 Owner: Santa Barbara Cottage Hospital Foundation
 Agent: Ken Marshall
 Architect: Cearnal, Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006, AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Courtesy review and advisory comments to the Architectural Board of Review in accordance with Planning Commission Resolution No. 039-06. The following is subject to review by the HLC: a.) Historic Display/Area. A commemorative display or area for the education of the public detailing the history of St. Francis Hospital; and b.) Architectural style of the project and its compatibility with the neighborhood.)

Present: Brian Cearnal and Joe Andrulaitis, Architects
 Katie O'Reilly-Rogers, Landscape Architect
 Irma Unzueta, City Project Planner

Staff comments: Irma Unzueta, Project Planner, stated that this project was approved by the Planning Commission in September 2006 and by City Council in December 2006. As part of the project approval, two conditions were placed that relate to the Historic Landmarks Commission's (HLC) review: 1) A historic display area or an area detailing the history of the St. Francis Hospital shall be incorporated into the project at the corner of Micheltorena and Salsipuedes Streets. The text of such display is to be written by a City qualified historian and approved by the HLC. If feasible, at least one of the art pieces from the St. Francis Hospital should be included on site in the display as well as decorative elements from the building should be incorporated. The historic display will be reviewed/approved by the HLC at a later date. 2) Advisory comments shall be provided by the HLC to the Architectural Board of Review (ABR) with respect to the architectural style and compatibility with the neighborhood, and the design of the commemorative display area. HLC comments to the ABR are to be given today.

Ms. Unzueta clarified that courtesy reviews are not required to be noticed and stated that over 100 interested parties were sent an agenda of today's meeting. When the actual disposition of the historical commemoration is reviewed by the HLC, it will be given a ten-day public notice. Today's purpose is only to provide comments to the ABR.

Ms. Unzueta explained that substantial conformance determination of the approved project is not under the HLC's purview. The ABR is aware of the substantial conformance being requested and that approval will be determined by the Community Development Director in consultation with the Planning Commission. Staff believes that the proposed project changes are substantially in conformance with what was previously approved, but that determination has not been made yet.

Jaime Limón, Senior Planner/Design Review Supervisor, explained that City Council, in view of the concern regarding the historic character of the St. Francis Hospital neighborhood, requested that, although HLC does not have purview over this project, the HLC utilize its expertise in historic resources to help guide the ABR on the project's architectural and neighborhood compatibility.

Public comment opened at 3:32 p.m.

1. Tony Fischer, Attorney for St. Francis Friends and Neighbors, expressed concern regarding the lack of public notice for this project's review and the differences between what is now being proposed and what was approved by City Council. Mr. Fischer commented that too much density is on the site and is not compatible with the neighborhood. He presented aspects of the "Refined Site Plan" that he was concerned with, including increases in: 1) the number of buildings, 2) the residential density, and 3) parking.
2. Jim Westby, St. Francis Friends and Neighbors representative, expressed concern with more hardscape and less landscape being proposed, and that the changes are less compatible with the neighborhood than what was approved by City Council. He also commented on the inconveniences of the construction for the neighborhood.
3. Kellam De Forest, local resident, questioned where visitors will park and how they will get to the units. He also commented that an architectural feature of the Hospital should be displayed. In view of the former St. Francis Hospital's significance in the community, any display area should be the central feature of the memorial park, not just placed to the side. Mr. De Forest suggested that a substantially sized scaled model of the former St. Francis Hospital be displayed for future generations to see where family members were born and others passed-away. He also suggested the display of a statue of St. Francis, such as the "Stigmata of St. Francis" by (Francis Minturn) "Duke" Sedgwick.

Public comment closed at 3:48 p.m.

Historic Landmarks Commission comments (Naylor/Sharpe absent) to the Architectural Board of Review:

- 1) **Neighborhood compatibility:** As to land use and scale, an aerial photograph of the neighborhood would be useful and should be provided to the HLC if the project is reviewed again by the Commission.
- 2) The site planning was well received, with the concern for the density being compatible with the neighborhood, particularly the Bungalow Haven neighborhood to the south.
- 3) As the project proceeds, would like to see that the reviewing bodies allow for the refinement in the design development; even with the apparent loss of some landscape areas and an increase in building area. The design is improved by these changes.
- 4) The pedestrian access through the center of the site, reminiscent of existing historical access to the Riviera, is supportable.
- 5) Would like to see the conservation of topsoil and, as the plan develops, a balance of cut-and-fill to minimize the impact of dirt transportation through the neighborhood.
- 6) There are concerns about the upper parking lot location and its potential use by visitors and users of the property.
- 7) **Historical commemoration:** Would like to see it in a more prominent location and recommend the acquisition of a statue of St. Francis. (The statue referenced was the "Stigmata of St. Francis of Assisi" by Francis Minturn "Duke" Sedgwick.) The commemoration should incorporate the history, importance to the community, photographs, and, in particular, the connection of people and personal stories to the former hospital site.
- 8) **Landscape:** The palette should incorporate more drought-tolerant species; and add eucalyptus, pepper, and carob trees.
- 9) Add more variety of trees to the podium level trees.
- 10) Would like to see more landscape screening in a significant way for the upper parking lot location.
- 11) Landscaping on the perimeter is extremely important in *neighborhood compatibility*, particularly the incorporation of canopy trees.
- 12) The Commission supports the proposal to incorporate a variety of landscaping as though the neighborhood was built over time.
- 13) Supports the combining of units into groups so that more landscape area is available.
- 14) **Architecture:** The Commission supports the organic mix of styles and finds the Spanish Village scale perhaps more compatible with the neighborhood than the Craftsman style.
- 15) Concerned about the scale and size of the building styled in the Craftsman style, although the style itself is authentic.
- 16) Suggests a simplification of roof forms and certain serendipity in the articulation of massing of the Spanish-style units.
- 17) Has difficulty supporting an asphalt shingle roof on a Spanish-style building. If the asphalt shingles are suggested, the style should shift to the Monterey style or Stucco Bungalow, as being more appropriate to that style.
- 18) Unit R at California Street is the unit that seems to be the most incompatible with the entire project; and problematic issues include the podium on which it sits and should come down to the ground in relationship to the street and particularly to pedestrian access.
- 19) **HLC representatives will attend the next ABR meeting:** Chair La Voie, and Commissioners Hausz and Murray.

CONCEPT REVIEW - NEW

5. 418 STATE ST C-M Zone

(5:08) Assessor's Parcel Number: 037-212-024
 Application Number: MST2008-00015
 Owner: Gregory & Cheryl Young
 Architect: Howard Wittausch
 Business Name: Scavenge

(Proposal to remodel an existing retail storefront.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Present: Howard Wittausch, Architect
 Gregory Young, Owner

Straw votes: How many Commissioners can support the transom over the front door? 7/0.
 How many Commissioners can support the transom as proposed? 4/3.

Motion: **Final approval with the following conditions:** 1) The GTE payphone shall be removed or applicant is to obtain review and approval to allow it to remain. 2) The color of the door handle and lantern shall be graphite, a black-grey color. 3) Applicant may exercise the option of adding a transom window above the entrance door of a height to match the adjoining windows.

Action: Hausz/Adams, 7/0/0. (Boucher/Sharpe absent.) Motion carried.

G. Adjournment.

Motion: **To adjourn the meeting.**

Action: Pujo/Adams, 7/0/0. (Boucher/Sharpe absent.) Motion carried.

CONSENT CALENDAR

NEW ITEM

A. 1421 STATE ST C-2 Zone

Assessor's Parcel Number: 039-071-027
 Application Number: MST2008-00007
 Owner: LL & A-1, LLC
 Architect: Donald Sharpe

(This parcel contains a Structure of Merit: "Old Physicians Building." Proposal to abate ENF2006-01072 by replacing six removed Eucalyptus trees (one 10", one 12", one 16", one 24", and two 30") with six 36" box Pyrus Kawakimi, new ground cover, and shrubs.)

Final approval as noted on the drawing.

REVIEW AFTER FINAL

- B. 127 W CANON PERDIDO ST C-2 Zone
Assessor's Parcel Number: 037-042-002
Application Number: MST2007-00248
Owner: NSHE Lakeport, LLC
Architect: David Jones
Applicant: CIMA Corporation
(Proposal to add two new entry doors to an existing commercial building.)

(Review After Final of two screening fences at rear of building.)

Final approval of Review After Final as noted on the drawing.

REVIEW AFTER FINAL

- C. 320 E VICTORIA ST R-3 Zone
Assessor's Parcel Number: 029-131-005
Application Number: MST2004-00511
Owner: Victoria Garden Mews
Architect: Dennis Thompson

(This is a second revision of the project description. Proposal to retain the front two-story portion of an existing single-family residence, add a new porch at the street facade, remove the one-story portion at the rear of the house, and add a new two-story addition. Also proposed is to demolish an existing storage shed and garages at the rear of the property and construct three new residential units with four attached two-car garages accessed from the public alley. The new units are proposed to vary between 1,000 and 1,800 square feet each and total approximately 6,931 net square feet, including the new garages. Solar panels are proposed to be installed on both residential buildings.)

(Review After Final of railing, door, and window changes.)

Referred to Full Board.

**** MEETING ADJOURNED AT 5:25 P.M. ****